



## STAFF REPORT

### CITY OF COLUMBUS PLAN COMMISSION (December 9, 2015 Meeting)

**Docket No. / Project Title:** PP-15-04 (Wildflower Ridge Major Subdivision)  
**Staff:** Allie Keen  
**Applicant:** Joli Development  
**Property Size:** 28 Acres  
**Current Zoning:** RS3 (Residential: Single-Family 3)  
**Location:** North end of Daylily and Periwinkle Drives, in the City of Columbus

#### Background Summary:

The applicant has indicated that the proposed subdivision is for the purpose of subdividing approximately 28 acres into 37 lots and 1 common area for the purpose of developing a single-family residential subdivision. Subsequently, the applicant is requesting the following modifications from the Subdivision Control Ordinance:

1. A modification from Section 16.24.030(F)(1) of the Subdivision Control Ordinance to allow the Lavender Lane temporary dead end to be 217.45 feet in length, 67.45 feet longer than the maximum 150 foot length.
2. A modification from Section 16.24.030(F)(1) of the Subdivision Control Ordinance to allow the Honeysuckle Lane temporary dead end to be 220.24 feet in length, 70.24 feet longer than the maximum 150 foot length.
3. A modification from Section 16.24.030(E)(1) of the Subdivision Control Ordinance to waive the requirement to extend Lavender Lane to the western property line.

#### Key Issue Summary:

The following key issue(s) should be resolved through the consideration of this application:

1. Do the proposed modifications meet the modification decision criteria?
2. Should Lavender Lane be extended to the western property line as a stub street to provide a connection to the adjacent property if it were to develop in the future?
3. Should the stub street to the northern property line be provided from Daylily Drive or Honeysuckle Lane?

#### Preliminary Staff Recommendation:

Approval of the preliminary plat, including modification requests #1 through #3. The approval shall also be subject to the following conditions:

1. All outstanding technical comments shall be addressed.
2. A fire hydrant shall remain at the end of the Lavender Lane stub street, as specified by the Fire Department.

#### Plan Commission Options:

In reviewing a request for major subdivision approval, the Plan Commission shall (1) approve the request if the proposal meets the minimum standards of the Subdivision Control Ordinance, (2) deny the request if the minimum standards of the Ordinance are not met and appropriate modifications are not obtained, or (3) continue the request to gather further information or otherwise as provided by the Plan Commission Rules of Procedure (per Subdivision Control Ordinance Section 16.40.050).

**Modification Decision Criteria:**

Indiana law and Columbus Subdivision Control Ordinance Section 16.40.050 require that the Plan Commission approve all subdivisions which meet the applicable requirements. Section 16.32.020 of the Subdivision Control Ordinance indicates that the Plan Commission may grant a modification of the requirements of the Ordinance upon the determination that each of the following is true:

1. The modification will not be detrimental to the public, health, safety, and general welfare.
2. Adjacent property will not be adversely affected.
3. The modification is justified because of exceptional topographic or other physical conditions unique to the property involved, as opposed to mere inconvenience or financial disadvantage.
4. The modification is consistent with the intent of the Zoning Ordinance, other applicable ordinances, and the Comprehensive Plan.
5. The condition necessitating the modification was not created by the owner or applicant.
6. The modification will not conflict with the requirements of the Zoning Ordinance including but not limited to lot area, lot frontage, lot width, and setback(s).

**Outstanding Technical Comments:**

The following outstanding technical comments must be addressed by the applicant:

**Planning Department Comments:**

1. Provide a copy of the covenants for the subdivision [Subdivision Control Ordinance Section 16.16.040(B)].
2. Sheet 2: Show and label the 25 foot front setback line on all lots consistent with the Zoning Ordinance Section 3.10(C) [Subdivision Control Ordinance Section 16.16.030(L)].
3. Sheet 3: Please label this sheet as "Topography/Existing Features".
4. Sheet 4:
  - a. Per Subdivision Control Ordinance Section 16.24.040(G)(2), street lights should be located at the end of all cul-de-sacs that exceed 150 feet in length. Please move the street light on Honeysuckle Court to the end of the cul-de-sac between Lots 208 and 209. Also, there should be a street light at the Lavender Lane cul-de-sac.
  - b. Per Subdivision Control Ordinance Section 16.24.120(D)(2), no buildable property should be located more than 250 feet away from a fire hydrant. Based on the fire hydrant locations, Lot 218 seems to be further than 250 feet from a fire hydrant.
  - c. Please show the cross ramp locations at the intersection of Wild Orchid Way and Periwinkle Lake in Wildflower Estates 3.
  - d. How will the street transition to the new cross section on Periwinkle Drive. The drawing shows the change very abruptly.

**Engineering Comments:**

1. The ADA ramps should match what was constructed in Wildflower Estates 2. Drawing and detail should be updated to show this.

**Drainage Board Comments:**

1. Show an access to the ditch via an easement in the common area for the Drainage Board.

**Fire Department Comments:**

1. An additional fire hydrant is needed between Lots 217 and 218 in order to adequately serve Lot 218.

<b>Current Property Information (entire subdivision site):</b>	
<b>Land Use:</b>	Undeveloped
<b>Site Features:</b>	Opossum Creek regulated drain, a bridge, and vegetation.
<b>Flood Hazards:</b>	This property contains the floodway and some areas within in the 100-year and 500-year floodway frindge.
<b>Special Circumstances:</b> (Airport Hazard Area, Wellfield Protection Area, etc.)	This property falls entirely within the 5-year time of travel Wellfield Protection Overlay District.
<b>Vehicle Access:</b>	This property gains access from Daylily Drive (Local, Suburban, Residential) and Periwinkle Drive (Local, Suburban, Residential).

<b>Surrounding Zoning and Land Use (entire subdivision site):</b>		
	<b>Zoning:</b>	<b>Land Use:</b>
<b>North:</b>	AP (Agriculture: Preferred)	Agricultural Field
<b>South:</b>	RS3 (Residential: Single-Family 3)	Single-Family Residential (Wildflower Estates)
<b>East:</b>	AP (Agriculture: Preferred)	Agricultural Field
<b>West:</b>	AP (Agriculture Preferred)	Agricultural Field

<b>Interdepartmental Review:</b>	
<b>City Engineering:</b>	1. The ADA ramps should match what was constructed in Wildflower Estates 3. The Drawing and detail should be updated to show this.
<b>City Utilities:</b>	No comments.
<b>Parks Department:</b>	No comments.
<b>Drainage Board:</b>	1. Various approvals are needed, some are administrative and others need Drainage Board approval. 2. The Drainage Board needs access to the ditch via an easement in the common area. 3. No property corner pins are allowed within the stream channel.

<b>Fire Department:</b>	<ol style="list-style-type: none"> <li>1. The Fire Department is okay with the temporary dead ends exceeding the maximum length of 150 feet because there is a proposed fire hydrant proposed at the end of the Lavender Lane stub street. The Honeysuckle stub street is okay because the two lots can be served from Lavender Lane.</li> <li>2. An additional fire hydrant is needed between Lots 217 and 218 in order to adequately serve Lot 218.</li> </ol>
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### **History of this Location:**

The relevant history of this property includes the following: One June 16, 2009, the Columbus City Council approved a rezoning application (RZ-09-06) to rezone the subject property from RS2 (Residential: Single-Family 2) to RS3 (Residential: Single-Family 3). No conditions were included as a part of the approval.

### **History of this Application:**

The relevant history of this application includes the following: The Subdivision Review Committee met on November 19, 2015, reviewed this application, and forwarded it to the Plan Commission with 3 modification requests. The outstanding technical comments for the plat are indicated above.

### **Planning Consideration(s):**

The following general site considerations, planning concepts, and other facts should be considered in the review of this application:

1. This proposed preliminary plat is a part of the Wildflower residential neighborhood which is comprised of 4 other preliminary plats (Wildflower Estates 1, Wildflower Estates 2, Wildflower Estates 3, and Wildflower Commons) and currently has a total of 182 approved lots. The applicants at this time are proposing the 5<sup>th</sup> preliminary plat for the neighborhood, which will be comprised of 37 lots and 1 common area that is the location of a detention pond.
2. The Subdivision Control Ordinance requires local streets within a major subdivision to extend to the boundary lines of the subdivision in order to provide future connections to adjacent properties that have the potential to be developed as a similar use, per Section 16.24.030(E)(1). There is approximately 766.89 acres immediately north (Garden City Farms) of the subject property that has high potential to be developed in the future. This land is currently used for agriculture. In the future these parcels would be able to gain access from Carr Hill Road and Garden Street. These properties could also gain access through the proposed subdivision if either Daylily Drive or Honeysuckle Lane is extended as a stub street to the northern property line. Daylily Drive would provide a more direct route to the adjacent properties through the Wildflower development; however the applicants have proposed a stub street from Honeysuckle Lane rather than Daylily Drive due to the significant topography on the adjacent property to the north. According to the applicants the topography is less severe at Honeysuckle Lane and it would be more feasible to be extended in the future at this location.
3. The adjacent property to the west is approximately 37.46 acres in size and also has potential to be developed in the future. There was a stub street (Trillium Way) that was provided as a part of Wildflower Estates 2 preliminary plat. The applicants are requesting a modification from Subdivision Control Ordinance Section 16.24.030(E)(1) to waive the requirement to extend Lavender Lane to the western property line because there is already a stub street provided by Trillium Way within the Wildflower development. However, there is approximately 6.5 acres of this property that is separated from the remainder of this western property by Opossum creek. If Lavender Lane were to be extended to the western property line, this 6.5 acres could be provided access without necessitating an Opossum Creek crossing.
4. Section 16.24.030(F)(1) of the Subdivision Control Ordinance limits the length of a temporary dead end, or a stub street, to 150 feet. The applicant is requesting two modifications from this requirement for both the Honeysuckle Lane and Lavender Lane stub streets. The applicant is proposing the Honeysuckle Lane stub street be approximately 220.24 feet in length, which exceeds the maximum by 70.24 feet and the Lavender Lane stub street to be approximately 217.45 feet in length, which exceeds the maximum by 67.45 feet. The intent of the maximum length is to safely facilitate the

needs of fire trucks and other emergency vehicles when responding to an emergency. The Fire Department has stated that the extended length for the Lavender Lane stub street will not create any issues for the Fire Department because there is a proposed fire hydrant at the end of the stub street. The Fire Department also indicated that the Honeysuckle Lane stub street will not create any issues for the Fire Department because the two lots can be served from Lavender Lane.

5. The proposed preliminary plat includes a bridge that crosses Opossum Creek, which has already been constructed. The bridge does meet the design standards requirements of Subdivision Control Ordinance Section 16.24.030 (Table 16.24-1). Opossum Creek is a regulated drain under the jurisdiction of the Bartholomew County Drainage Board. Anything constructed within the regulated drain right-of-way requires review and approval by the Drainage Board. This approval is still needed and will be required prior to the approval of any Subdivision Improvement Agreement for the subdivision. Additionally, Subdivision Control Ordinance Section 16.24.040(B) requires written documentation that the bridge design is acceptable to the Bartholomew County Commissioners and that the County is willing to own and maintain the bridge prior to any Subdivision Improvement Agreement is approved.
6. The subdivision is located within the Wellfield Protection Overlay District. The intent of the overlay's regulations is to prevent land uses and certain development practices from degrading the water quality of the City's water supply. The Wellfield Protection Overlay District does not require any special approval for residential uses.

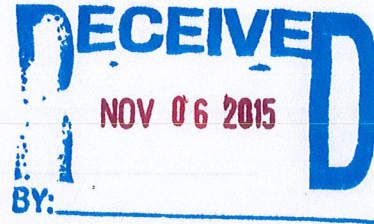
### **Subdivision Control Ordinance Consideration(s):**

The following provisions of the Subdivision Control Ordinance apply to the key issues of this application:

1. Section 16.24.030(E)(1) Local Street Connections Required: Local streets shall extend to a subdivision's boundary lines in all directions, specifically when (1) the adjoining property is likely to develop with a similar or generally compatible land use and (2) the adjoining parcel is large enough to support a street.
2. Section 16.24.030(E)(2) Local Street Connection Exemptions: The Plan Commission may allow specific local street connections to be omitted from the subdivision design when:
  - a. Natural topographic features exist at or near the subdivision property boundary which would make such a connection infeasible.
  - b. Other features exist at or near the property line which would make such a connection infeasible, and/or
  - c. The existing development pattern of adjoining property prohibits the possibility of a future street extension.
3. Section 16.24.030(F)(1) Maximum Length of a Temporary Dead End: The maximum length of a temporary dead end street shall be 150 feet.



**Columbus – Bartholomew County Planning Department**  
**Subdivision Application**



**Planning Department Use Only:**

Jurisdiction: ☒ Columbus ☐ Bartholomew County ☐ Joint District

Docket No.: PP-15-04

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**Subdivision Application:**

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**Subdivision & Application Type:** ☐ Major - Concept Approval ☒ Major - Primary Approval  
☐ Minor (Primary & Secondary Approval) ☐ Agriculture ☐ Administrative

**Subdivision Name:** WILDFLOWER RIDGE MAJOR SUBDIVISION

**Applicant Information:**

Name JOLI DEVELOPMENT (Joe Connor)

Address 4511 E. Base Rd. Columbus IN 47201  
(number) (street) (city) (state) (zip)

Phone No.: 812-379-4055 Fax No.: 812-314-2447 E-mail Address: iceve2020@comcast.net

**Property Owner Information (the "owner" does not include tenants or contract buyers):**

Name: JOLI DEVELOPMENT

Address 4511 E. Base Rd. Columbus IN 47201  
(number) (street) (city) (state) (zip)

Phone No.: 812-379-4055 Fax No.: 812-314-2447 E-mail Address: iceve2020@comcast.net

**Property Information:**

Property Size: 28.0134 acres or \_\_\_\_\_ square feet.

Township: Columbus

Address \_\_\_\_\_  
(number) (street) (city) (state) (zip)

or General Location (if no address has been assigned provide a street corner, subdivision lot number, etc):

at the north end of daylily drive, and periwinkle drive, north of CR 200 S

Existing Number of Parcels: 3 (includes total number of lots, parcels, blocks, etc.)

Proposed Number of Parcels: 39 (includes total number of lots, parcels, blocks, etc.)



**Professional Land Surveyor Information:**

Name: TED DARNALL (CROWDER & DARNALL)

Address 826 THIRD ST. COLUMBUS IN 47201  
(number) (street) (city) (state) (zip)

Phone No.: 812-376-3391 Fax No.: 812-376-9190 E-mail Address: ted@crowderanddarnall.com

**Notification Information** (list the person to whom all correspondence regarding this application should be directed):

Name: TED DARNALL (CROWDER & DARNALL)

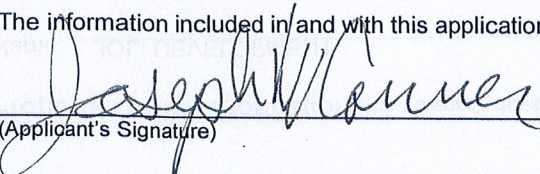
Address 826 THIRD ST. COLUMBUS IN 47201  
(number) (street) (city) (state) (zip)

Phone No.: 812-376-3391 Fax No.: 812-376-9190 E-mail Address: ted@crowderanddarnall.com

How would you prefer to receive information (please check one): ☒ Email ☐ Phone ☐ Fax ☐ Mail

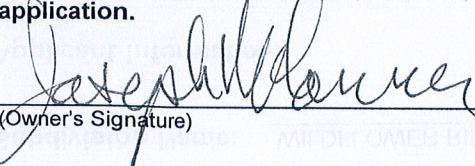
**Applicant's Signature:**

The information included in and with this application is completely true and correct to the best of my knowledge and belief.

 11/4/15  
(Applicant's Signature) (Date)

**Owner's Signature** (the "owner" does not include tenants or contract buyers):

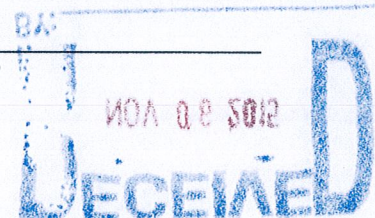
I authorize the filing of this application and will allow the Planning Department staff to enter this property for the purpose of analyzing this request. Further, if required by the Plan Commission Rules of Procedure, I will allow a public notice sign to be placed and remain on the property until the processing of the request is complete. **Note: All property owners must sign this application.**

 11/4/15  
(Owner's Signature) (Date)

\_\_\_\_\_  
(Owner's Signature) (Date)

\_\_\_\_\_  
(Owner's Signature) (Date)

\_\_\_\_\_  
(Owner's Signature) (Date)





**CROWDER & DARNALL, INC.**  
LAND SURVEYING

Brian Scott Crowder, PLS  
Ted P. Darnall, PLS  
George A. Crowder, PE-PLS 1916-2003  
Gene W. Darnall, LS 1928-1984

November 27, 2015

City of Columbus Planning Commission  
123 Washington Street  
Columbus, IN 47201

Re: WILDFLOWER RIDGE 3 MAJOR SUBDIVISION

Dear Plan Commission,

On behalf of my client, Joli Development, LLC, I am hereby requesting modifications from the following sections of the City of Columbus subdivision control ordinance;

- 1) Section 16.24.030(F)(1). This section restricts the length of a temporary dead end street to a maximum of 150 feet. A modification is being requested to allow Honeysuckle Lane to exceed this maximum length by 70.24 feet for a total length of 220.24 feet. This allows the street to extend to the north property line for a future street connection.
- 2) Section 16.24.030(F)(1). This section restricts the length of a temporary dead end street to a maximum of 150 feet. A modification is being requested to allow Lavender Lane to exceed this maximum length by 67.45 feet for a total length of 217.45 feet. This allows the street to extend to the east property line for a future street connection.
- 3) Section 16.24.030(E)(1) of the ordinance requires local streets to extend to the subdivision boundaries to provide future connection of streets to adjacent properties as they develop. A modification is being requested to not have a stub street extending to the adjoining property to the west. Future connection to the west would be impractical for the subject property as well as the adjoining property because of the topography and the geometry created by the regulated drain easement and sanitary sewer easement.

Thank you for your consideration in this matter,

Ted P. Darnall, PLS



# WILDFLOWER RIDGE

## MAJOR SUBDIVISION PRELIMINARY PLAT



IT IS AGAINST THE LAW  
(IC 8-1-26) TO EXCAVATE  
WITHOUT NOTIFYING THE  
UNDERGROUND LOCATION  
SERVICE TWO WORKING DAYS  
BEFORE COMMENCING WORK.  
**DIAL 811**  
OR  
**1-800-382-5544**  
I.U.P.P.S.  
P.O. Box 50392  
Indianapolis, IN 46250

### UTILITY CONTACTS

WATER/SEWER CITY OF COLUMBUS UTILITIES  
ED BERGSEKER  
BERGSEKER@COLUMBUSUTILITIES.ORG  
1111 MCCLURE RD.  
COLUMBUS, IN 47201  
812.372.8861

GAS VECTREN ENERGY DELIVERY  
CHRIS BALDWIN  
CBALDWIN@VECTREN.COM  
MIDDLE ROAD  
COLUMBUS, IN 47203  
812.348.6710

ELECTRIC DUKE ENERGY  
JOEL COMPTON  
JOEL.COMPTON@DUKE-ENERGY.COM  
2727 CENTRAL AVE.  
COLUMBUS, IN 47201  
812.375.2004

PHONE AT&T  
TROY BISHOP  
TB2932@ATT.COM  
420 SEVENTH ST.  
COLUMBUS, IN 47201  
812.376.2887

CABLE TV COMCAST  
TOM DAVIS  
THOMAS.DAVIS3@CABLE.COMCAST.COM  
1470 JACKSON ST.  
COLUMBUS, IN 47201  
812.798.0915 EXT. 3108

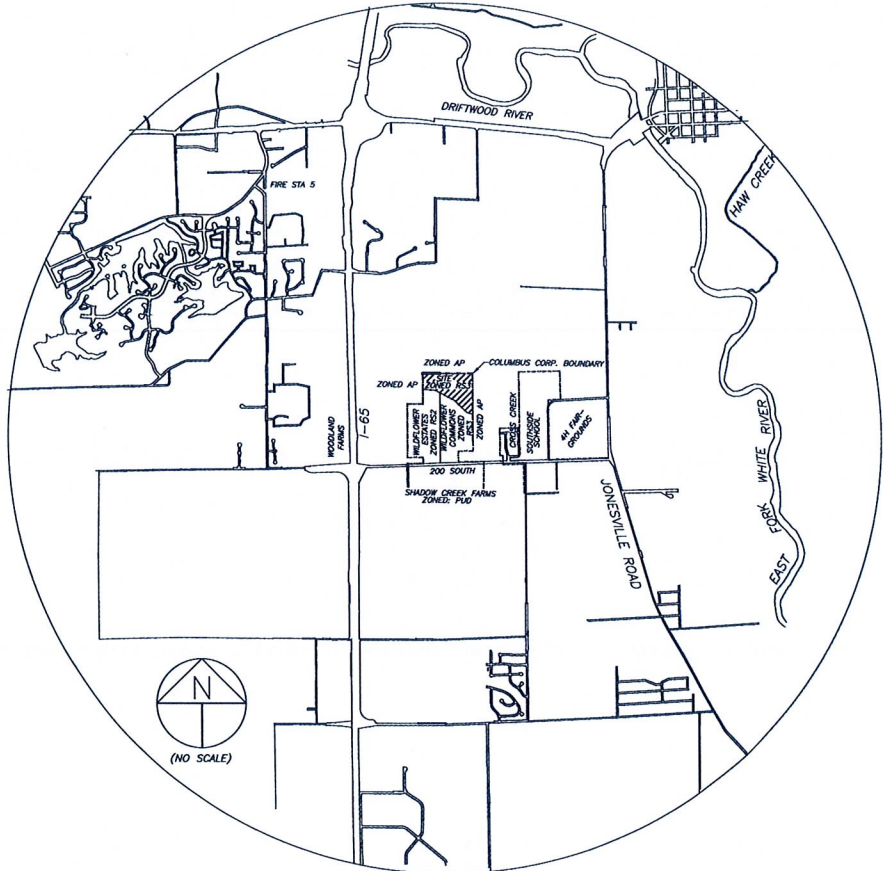
REVISIONS  
EXTENDING HOMEWORKER NORTH, INDC. PER. SDC  
DATE  
11/27/15  
NO.  
1  
REGISTERED  
TEC. P. DARNALL  
NO. 9600006  
STATE OF INDIANA  
LAND SURVEYOR  
CERTIFIED BY:

CROWDER &  
DARNALL, INC.  
LAND SURVEYING  
1826 380 STREET  
COLUMBUS, INDIANA 47201  
PH 812-376-3391  
FAX 812-376-9190  
ted@crowderdarnall.com

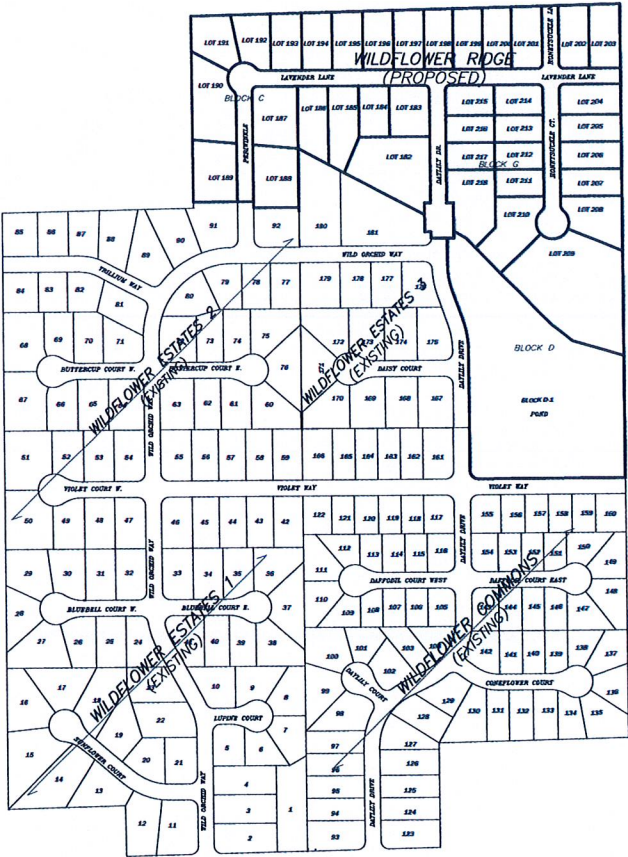
WILDFLOWER RIDGE  
PART OF THE SE 1/4 SEC. 34, T9N, R5E  
COLUMBUS, INDIANA 47201  
PREPARED FOR:  
JOLI DEVELOPMENT  
4511 E. BASE RD.  
COLUMBUS, IN 47201

FILE NAME: G:\2006-03\prelim WFR\wfr cover.dwg  
DRAWN BY: TP DARNALL  
DATE: 11/03/2015  
JOB NO.  
2006-03  
SHEET:  
1

PRELIMINARY PLAT  
(COVER SHEET)



VICINITY MAP  
(NO SCALE)



WILDFLOWER SUBDIVISIONS  
(NO SCALE)



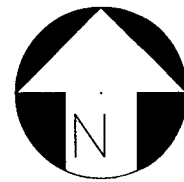
- SHEET INDEX**
- SHEET 1 - COVER SHEET
  - SHEET 2 - LOT LAYOUT
  - SHEET 3 - TOPOGRAPHY / EXISTING FEATURES
  - SHEET 4 - STREET & UTILITY PLAN
  - SHEET 5 - STORM SEWER & GRADING PLAN

**PRIMARY APPROVAL**

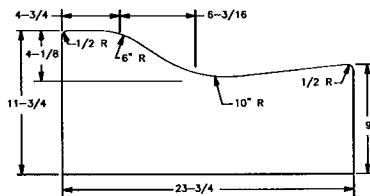
UNDER AUTHORITY PROVIDED BY IC 36-7-4-700, SUBDIVISION CONTROL, AND ANY AMENDMENTS THERETO,  
THIS PLAT WAS GIVEN PRIMARY APPROVAL BY THE PLAN COMMISSION FOR THE CITY OF COLUMBUS, INDIANA  
AT A MEETING HELD ON DECEMBER 9, 2015.

CITY PLAN COMMISSION:

ROGER LANG, PRESIDENT      DAVID L. FISHER, SECRETARY



1" = 100'  
50 100 200



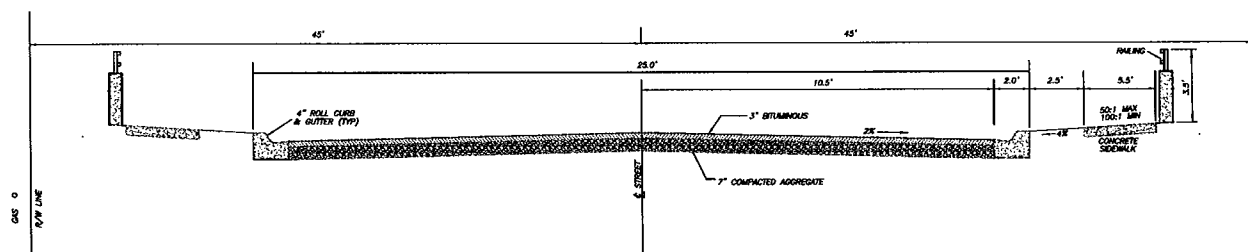
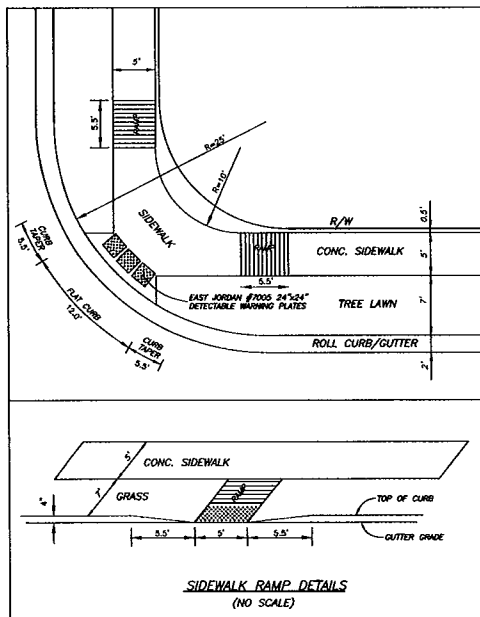
4" ROLL CURB & GUTTER

LOT #	BFE	FFG
LOT 210	622.2	624.2
LOT 211	622.5	624.5
LOT 212	622.7	624.7
LOT 182	623.2	625.2
LOT 183	623.5	625.5
LOT 184	623.6	625.6
LOT 185	623.7	625.7
LOT 186	623.7	625.7
LOT 187	624.0	626.0
LOT 188	624.0	626.0
LOT 189	624.0	626.0
LOT 190	624.0	626.0

**LEGEND**  
D - DRAINAGE  
U - UTILITY  
EASE. - EASEMENT  
BFE - BASE FLOOD ELEVATION  
FFG - FLOOD PROTECTION GRADE  
BSL - BUILDING SETBACK LINE

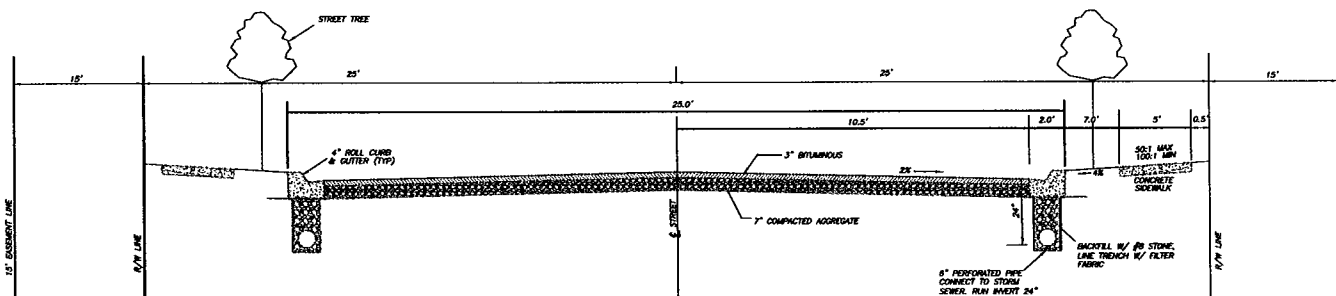
**ADA SIDEWALK NOTES:**

1. ACCESSIBLE CURB RAMP SHOWN HEREON ARE DESIGNED TO RISE A MAXIMUM OF 4" (0.33') IN A LENGTH OF 66" (5.5') OR 6X WITH A CROSS SLOPE OF 1.5%. CONSTRUCTED RAMP IN EXCESS OF 8.33% RUNNING SLOPE AND/OR 2.0% CROSS SLOPE ARE NOT ACCEPTABLE.
2. ACCESSIBLE ROUTE SIDEWALKS - SHOWN HEREON ARE DESIGNED WITH A MAXIMUM CROSS SLOPE OF 1.5% AND A MAXIMUM RUNNING SLOPE OF 4.5%. CONSTRUCTED SIDEWALKS IN EXCESS OF 5.0% RUNNING SLOPE AND/OR 2.0% CROSS SLOPE ARE NOT ACCEPTABLE.
3. EXACT RAMP LAYOUT IS TO BE APPROVED IN THE FIELD BY THE CITY ENGINEER'S OFFICE PRIOR TO POURING CONCRETE.
4. ALL WORK WITHIN THE RIGHT-OF-WAY SHALL COMPLY WITH THE PUBLIC RIGHT-OF-WAY ACCESSIBILITY GUIDELINES (PROVAG).



DAYLILY BRIDGE STREET SECTION - 90' R/W

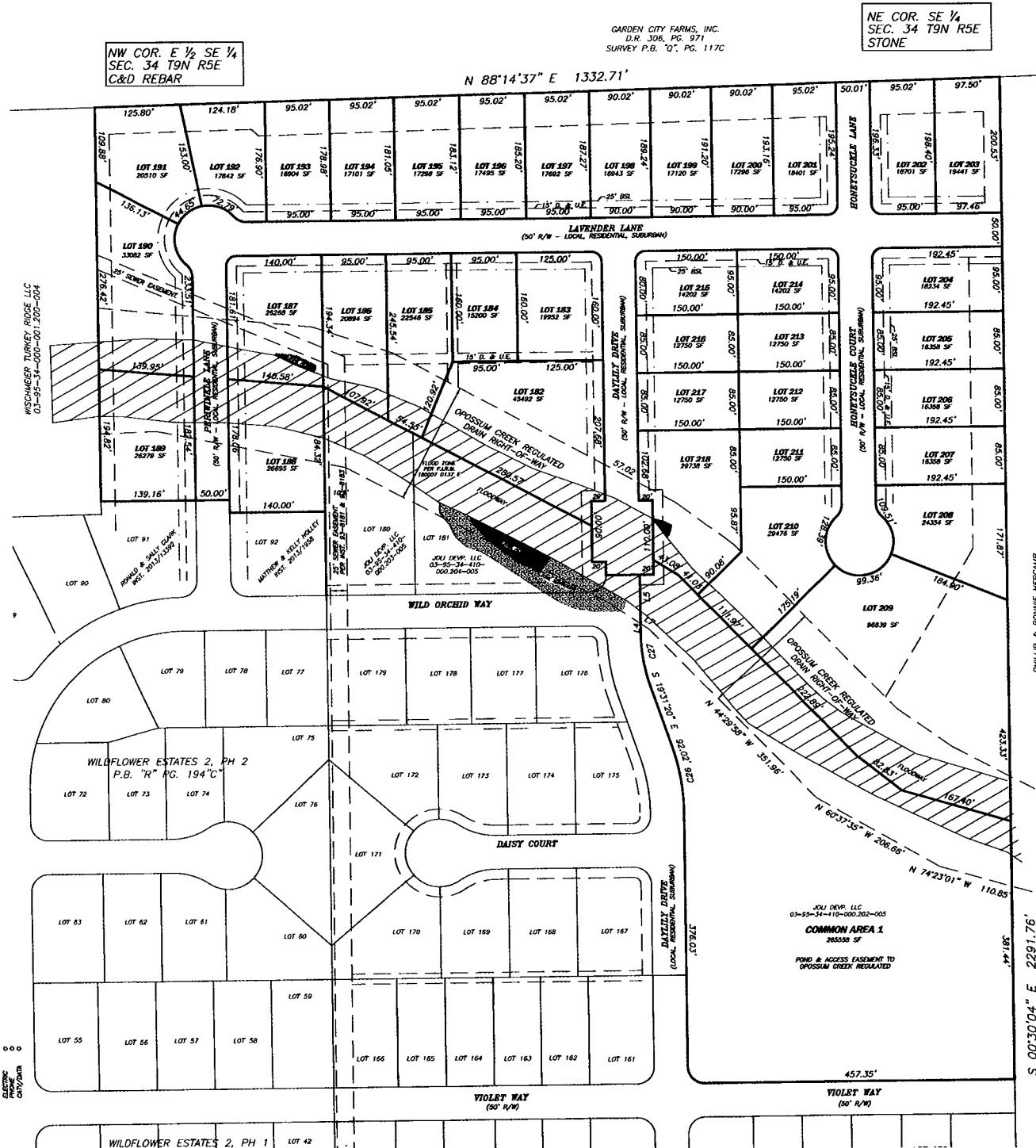
SYMMETRICAL ABOUT CENTERLINE  
UNLESS SHOWN OTHERWISE  
(NO SCALE)



TYPICAL STREET SECTION - 50' R/W

SYMMETRICAL ABOUT CENTERLINE  
UNLESS SHOWN OTHERWISE  
(NO SCALE)

NOTE:  
THERE IS A 4 FOOT PARKING LANE  
ON ONE SIDE OF THE STREET. TWO  
PARKING SPACES WILL BE PROVIDED  
ON THE OPPOSITE SIDE OF THE  
STREET



**LEGAL DESCRIPTION**

BLOCK G IN WILDFLOWER ESTATES 3 MAJOR SUBDIVISION, RECORDED IN PLAT BOOK R, PAGE 344 D (18.7760 ac).  
ALSO: BLOCK C IN WILDFLOWER ESTATES 2, PHASE 1, RECORDED IN PLAT BOOK R, PAGE 165C (4.4846 ac).  
ALSO: BLOCK D IN WILDFLOWER COMMONS MAJOR SUBDIVISION, SECTION 1, RECORDED IN PLAT BOOK R, PAGE 281 C (4.7528 ac).

**SURVEYORS CERTIFICATE**

I, TED P. DARNALL, HEREBY CERTIFY THAT THIS DESCRIPTION, PRELIMINARY PLAT, AND PLANS WERE PREPARED UNDER MY DIRECT SUPERVISION.

*Ted P. Darnall*  
TED P. DARNALL, PLS #9600006  
CERTIFICATION DATE: OCTOBER 30, 2015

**NOTES:**

- 1) ALL FRONT YARD DRAINAGE & UTILITY EASEMENTS ARE 15' UNLESS NOTED OTHERWISE.
- 2) ALL SIDE LOT LINES SHALL HAVE A 10' DRAINAGE & UTILITY EASEMENT CENTERED ON THE LOT LINE, 5' ON EACH SIDE OF THE LINE, UNLESS OTHERWISE NOTED.
- 3) ALL LOTS & BLOCKS (COMMON AREAS) WITHIN THE WILDFLOWER SUBDIVISIONS ARE SEQUENTIALLY NUMBERED & LETTERED THROUGHOUT.
- 4) THIS SUBDIVISION CONTAINS PROPERTY INCLUDED IN THE MAPPED FLOODPLAIN ON THE NATIONAL FLOOD INSURANCE RATE MAP - PANEL NUMBER 180007 0137 E, DATED DECEMBER 9, 2014. ALL CONSTRUCTION, FILLING, GRADING OR ALTERATION OF THE MAPPED FLOODPLAIN SHALL BE DONE IN ACCORDANCE WITH THE PROVISIONS IN THE COLUMBUS & BARTHOLOMEW COUNTY, INDIANA ZONING ORDINANCE AS PERIODICALLY AMENDED.

**WILDFLOWER RIDGE**

PART SE 1/4 SECTION 34, T9N R5E  
COLUMBUS, INDIANA

**PRELIMINARY PLAT  
(LOT LAYOUT)**

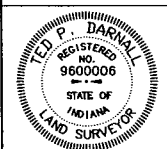
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DRAWN BY: T.P. DARNALL DATE: 10/29/2015

JOB NO.  
2008-03

SHEET:  
2

REVISIONS  
DATE 11/27/15  
EXTENDING NORTH, MISC. REF. SNG

NO. 1



CERTIFIED BY:

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